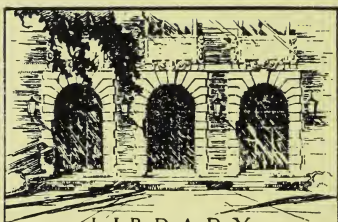


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GREEN


PLANS OF  
ECONOMY



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*PLANS*  
  
OF  
  
*ECONOMY.*

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*Price 2s. 6d*

*J. Nichols, Printer,  
Earl's Court, Soho.*

(*Amber*)

*W. O. O. O. O.*

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Paris.

OF

ECONOMY;

OR

The Road

TO

EASE AND INDEPENDENCE.

BY

William Green. A.B.

THE SIXTH EDITION,

Considerably Improved.

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*Keep within Compass.*

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L O N D O N:

Printed for the Author & J. Hatchard,

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TO THE  
RIGHT HONOURABLE  
LORD CARRINGTON,  
LATE PRESIDENT

Of the  
HONOURABLE BOARD OF AGRICULTURE.

PROMPTED, my Lord,  
as I conceive, by the best of human duties, that to my native country, I have sketched the following PLANS of ECONOMY, principally for those, whom chance or choice has placed in the middle paths of life.

b

Your

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Your Lordship's presidency over the Honourable Board of Agriculture, in some measure, precludes the necessity of apologizing for this Dedication: but that consideration apart, where else could I address myself to more virtue, discernment or accessibility?

In the following prefatory Observations, I have, in course, adverted to the ill-got opulence and vicious profusion of some descriptions in the mercantile world: and surely there cannot be a more disgusting or detestable character, than that of a purse-proud tradesman, or of any other man, without principle, temperance, education, or humanity. But where honor,  
feeling,

feeling, judgment, and well cultivated talents adorn the mercantile profession, a sceptre would only add the ampler means of doing good. This position could proudly be illustrated by a splendid living example: but on that head, I will spare both your Lordship's time and feelings.

*I have the honor to be,*

*Your Lordship's*

*Most sincerely, devoted Servant,*

WILLIAM GREEN.



Plans  
OF  
ECONOMY;  
OR,  
THE ROAD TO  
*EASE AND INDEPENDENCE.*

THE rapid increase of vanity and extravagance, in this island, is a subject pregnant with mischief and alarm. Commercial monopoly, and Eastern opulence, (inevitable bane of every country into which it flows) have already fostered dissipation and immorality into monsters of colossal magnitude, that every moment threaten the humbler classes of independence with ruin: indeed much of the frugality which once characterised the latter, is now no more: for the little tradesman

and mechanic of the present day, fatally, though impotently, ape the luxuries and fashionable vices of their superiors.

The vast extension of commerce and manufacture, has produced an influx of frothy wealth, which leads us into habits, effeminate and expensive: we now feel new wants, and sigh after indulgencies never thought of before. We were first instructed in the vicious means of expending this increasing wealth, by continental tours. The vices and follies of foreign nations, were thus transplanted into our native soil, where they have unhappily flourished; a ridiculous refinement has usurped the place of that honest and manly simplicity of manners, which had so long dignified the British character. It was in the inauspicious  
reign

reign of CHARLES I. that this false refinement of manners, began to infect the court, under the immediate patronage of the Queen, who was a foreigner. The civil wars however, impeded the baneful progress; for, under the usurpation of CROMWELL, the fanaticism of the crabbed saints of those times, for a period, repressed it; but after the restoration of the second CHARLES who, by a long residence in France, had acquired all the profligacy and frippery of the highest orders in that nation, it was revived; and luxury and indecency, like a Stygian torrent, deluged the court and the capital. Released from the yoke of republican austerity, and religious enthusiasm, all ranks began to join in the jubilee, not of rational enjoyment, but of the most abandoned licentiousness and debauchery.

Hitherto, however, the new vices and artificial wants of life, were chiefly known to the residents of the court, and wealthy inhabitants of the metropolis ; for the grand mass of the nation was yet comparatively modest and uncorrupted ; but, “ as a little leaven leaveneth the whole lump,” so, as soon as the infection of luxury, had tainted the higher classes, it began gradually to spread among the middling and lower orders, in the vicinity of the metropolis, and soon after, in the most unpolished, and hitherto undebauched parts of the island. The nobleman and his pampered menials, periodically retiring into the country, now carried the manners and extravagance of the court with them ; the gentry were ambitious to imitate the prave example set before them ; and the yeomanry, and even the peasantry, were by no means



means backward, in a vicious imitation of their betters.

But since the commencement of the present century, the progressive deterioration, which has taken place in the manners of the inhabitants of provincial towns, and their vicinities, is incalculable. Where is now to be found that simplicity, that blooming industry and sincerity, which once enviably distinguished those, who lived remote from the capital? where is the cheerful toil, the frugality, and innocence, for which they were so justly celebrated? Every town, and even many a village, now boasts its theatre, and company of comedians, whose habits and representation are in general, strong incentives to the most contagious profligacy.

The rage for that expensive frippery,

perly called taste and elegance of dress,<sup>\*</sup> is now almost equally predominant in the village and the metropolis, and even surpassed by the purse-proud inhabitants of large manufacturing towns. The very farmer's daughter has laid aside her stuffs for muslins, her handkerchief for the meretricious display of

\* Our present female education is unsuitable to the dignity and importance of a wife, they learn the jilting airs of a prude or coquet, but not the necessary qualifications of a woman of sense, they learn an affectation of they know not what, but not real politeness and good manners; and though many of them, are really women in stature, they are mere children in management and economy. So that a wife taken from an humble cottage, perfect in household concerns, and domestic expenditure, and a stranger to those fashionable modes of vanity, the present fair now-a-days whimsically imbibe, will make a much more eligible wife, than one, who has had what the world unjustly calls, a genteel education; for in the language of the old adage, preferable is the fortune in a wife, than with a wife.

naked

naked charms, her diffidence for coquetry, and the bloom of virtuous industry, for the harlotry of paint. These changes are owing to the continual intercourse of a commercial nature, between profligate overgrown London, and the principal provincial towns; to the country residence of the nobility in the summer, to the general resort of company to those fashionable circles of debauchery and dissipation called “ watering places,” but more particularly so, to that moral miasma, generated in our crowded, overgrown manufactories.

The gentleman of landed property, was formerly a character fit for the notice of approving heaven; resident on his own estate, improving his neighbours, and enriching his tenants: his philanthropy was traced in the countenance

nance of the poor; his house exhibited the antient English hospitality; and within the wide sphere of his influence, he scattered plenty, and diffused happiness over the land. But that truly illustrious personage, is now transformed into the sorry sycophant of some electioneering nobleman, or the dependant victim of a brothel, or gaming table; if he even struggles for the independence and virtuous influence of his fore-fathers, it is in vain—an upstart cheesemonger, carcase butcher or mealman, perhaps with his famine-sprung splendor, throws back into the shade of neglect and obscurity, the indignant virtuous descendant of a long line of ancestors, who had been the boast and benefactors of the parish. The most rigid economy therefore is now requisite for him, that labours under the spreading gangrene  
of

of monopoly ; but if the man of ancient independence, be thus pinched, what is to become of those who have smaller incomes ? an honest pride forbids their complaints ; they live on, without any possible provision for their children, in a state of frugality, bordering on indigence ; and all this, while the swollen mushrooms of *vicious*\* trade (any other trade I honor) profusely waste in their halls, their stables, and their kennels, the needful sustenance of human life. In town, others of the same dissipated complexion, expend at their company's halls in one month's gluttony, enough

\* It is a well known fact, that our cornfactors and mealmen annually expend large sums in bribing the editors or proprietors of some of our daily prints, to announce to their duped readers, the most alarming falsehoods respecting the crops, the little stock in hand, and many other bugbears of a like mischievous tendency.

to

to support for a whole year, the poor in any one of the largest counties surrounding the scene of their brutal extravagance.

Let the country gentleman then, whether of small or large fortune, feel and exert his superiority over those purse-proud tradesmen; let him spend his income among his tenants and neighbours, and improve them by his solid accomplishments, his advice and example. Such indeed were even our yeomanry of old, before they either swelled into monopolists of farms, or sunk into starving peasantry; but the luxuries and effeminacies of the age, have almost banished from society, the hardy independence and dignity of former times; and the country, like the capital, is, with not many exceptions,  
one

one scene of dissipation among the great, and misery among the poor.

Even the rational plan adopted by our late able minister, of taxing\* income, instead of being efficacious in curbing the vices and profusion of the age, only made purse pride more proud, and misery more miserable. Surely then, if economy was ever to be attended to, it is particularly so, when we have scarcely breathed after an expensive and destructive war, before we are unhappily involved in ano-

\* The celebrated financier, Monsieur Necker, adopted the plan of a tax upon income, as the only fair and rational plan of taxation; it was suggested by the good Abbe St. Pierre, Author of the Studies of Nature. But the substitute to which Mr. Addington has necessarily resorted, has only taken the burden of the shoulders of the rich, and laid it on those of the middling classes, and of the poor.

penditure,



ther, and that at a time when several necessities of life are still extravagantly, and unnecessarily dear.——Those therefore of small income, who now launch out into needless expences, are deserving of the most severe censure. Indeed to be peculiarly sparing of expenditure in the present times, is a moral duty incumbent upon all ranks of men, but especially on those, whose income is but small; a warning voice loudly calls upon such to be upon their guard, to be cautious not to increase expences, they can never defray, lest debts should accumulate, and inevitable ruin follow.

He who forms a just estimate of the enjoyments of life, will limit them to health, ease, competency and independence, blessings as much within the reach of gentlemen, from two to five hundred



hundred per annum, as of those of one to ten thousand a year; and as the articles essential to living, have increased in price, in the same ratio, should it operate as an incentive to industry and economy.

Though very many of those of small income, have it not in their power to increase it, yet they may decrease their expences: frugality and economy may make them in some respects equal, and even superior to those, whose estates are of much greater value. Nothing gives superiority to life, but independence: those who possess a happy mediocrity; who are secure from the clamours of injured or impertinent creditors, and exempt from the vices and luxuries of the age, may justly be pronounced the happiest, most virtuous of mankind.

The situation of a man involved in debt, is one of the most painful and humiliating that can possibly be imagined: he commits his honor and his liberty to his creditors; he breathes the pure air, or enjoys his own fire side, only by courtesy or sufferance; he is entirely at the mercy of men, whom perhaps he heartily despises. These observations however cannot apply to those, whom sheer necessity involves in debt; who possess a rectitude of principle, who wish to pay, but are, by some unforeseen event, rendered unable: such persons are the just objects of indulgence and commiseration; and he must be a merciless creditor indeed, who would withhold lenity from a debtor of this peculiar description: Our laws on this subject, call loudly for a revision: it is a fact seriously to be lamented, that numbers of honest, industrious

dustrious characters, men of unimpeachable probity, are for small debts, which for some time they may be unable to pay, immured in prison, lost to their families and society, owing perhaps to the original debt increased tenfold or more, by the chicanery of an unprincipled attorney.

But the contracting of debts to any the least extent beyond our circumstances, though in some instances it may be paliated, can never be completely vindicated. “I would sooner go,” says a worthy and upright man, “in a thread-bare coat, my own property, the whole year round, than in half a dozen new ones, the property of others.” Every man ought minutely to examine the state of his own finances, and scrupulously regulate his expences accordingly. It is an idle, a  
C 2                      mistaken,

mistaken, and unmanly fear, that a reduction in the way of living, is disgraceful. If it is *requisite*, it becomes honourable; and ought to be made in time, to preclude the approach of evil, for procrastination will only make things worse: and which is the most disgraceful, a voluntary, timely abridgement of our expences, or a compulsory one, by being insolvent?—Retrenching when we have lived too fast, is a proof of good sense, as well as of an honourable principle. It proclaims an abhorrence of our follies, and a determination to act more wisely and virtuously for the future. Wherever property is guarded by moderation and prudent management, a *little* will suffice; and even of that little, a pittance may be spared, that will, in time, encrease to riches.—Most of the great states and kingdoms in the world, as  
well

well as private fortunes, have been raised to power and opulence by industry and frugality: but on the other hand, luxury and extravagance will unnerve, impoverish, and annihilate both the one and the other.

Economy, and her sister, temperance, says one of the ancients, are home-spun philosophy, the most cheap and compendious way of obtaining all moral wisdom and happiness: for they make life easy, prevent loss, and banish fear; they raise the spirits of man, by bestowing on him a kind of self-sufficient and virtuous independence. An inspection into household expences, a prevention of all waste, a retrenchment of superfluities, and a *saving*, where it can be made with propriety, are duties incumbent on those of large, as well as on small fortunes.

To live beyond our income, is, I must own in the present day, esteemed fashionable; to figure in *Rotten Row*, or in any other rottenness of habit or principle; to dash along the streets in a phaeton or curricule, and to sport a train of useless vitiated attendants, is the wild and weak ambition of our young men of fashion, careless and unconcerned, whether they have just and truly honourable means of supporting such a stile of luxury; and the thoughtless and avaricious world, by trusting too far to appearances, help rather to countenance than discourage so mad and vicious a conduct; and thus do many men unconsciously become parties to the unhappy consequences of such a career. Indeed such is the absurdity of the world, that men are rated according to the appearance they make, and hence proceed

ceed the ephemeral splendor, and baseless respectability of sharpers, and less vicious fools.

Keep up appearances; there lies the test!  
The world will give thee credit for the rest.

This dangerous, disreputable practice, has been the ruin of thousands. Though it is not all gold that glitters, yet the appearance of wealth, is too often mistaken for the idolized substance. But false appearances have ever proved, in the end, ruinous to the semblers; and he who lives solely by them, will one day or other, lament the blindness of his conduct. When divested of his fictitious wealth and fame, what is he to do? Too lazy to work, too proud to beg, he will still, in vain, hanker after scenes of wonted dissipation; and the impossibility of supporting it, will imbitter his existence.

ence. *Tantalus* like, he will see so many more, whose glass of weak and guilty pleasure, is not yet run out, and cannot join them; no, he starves in a prison or workhouse, not an unworthy termination for the career of vice, and wanton, stupid extravagance.

The silly affectation of men's appearing to be richer than they really are, has occasioned the ruin of myriads. Men of this description, whose means have been very circumscribed, by associating with vicious or extravagant nobility, or commoners of less virtue and honour, than fortune, have opened sources of expence, which have very soon impoverished them. The asses doff their lion's skin, and are laughed at in their genuine imbecility.

There is a wide difference between  
decency



decency and profusion, between hospitality and ostentation, though they are too frequently confounded: he who gives an entertainment, which the state of his finances will not allow, cannot lay claim to benevolence or true hospitality; for while his guests revel in elegance and excess, he is injuring those who really have furnished the table, and in general laughed at, even by those parasitical guests themselves. Trencher-friendship lasts but as long as the cates that regale it. Where are its sons to be found, when the table ceases to smoke, or the costly wines to flow? In the hour of calamity, they are the first to forsake the quondam house of mirth, and forget the hand that so liberally fed them; they will not scruple even to laugh at his misfortunes, like flies that leave their stains

stains in place of the sweets they consumed.

He that lives within his income, may be called a rich man, let his appearances to the world, be ever so plain or humble ; while he, who exceeds it, though he inhabit a palace surrounded with grandeur, profusion, and flattery, is poor, in the truest sense of the word. Where there is nothing but in *prospect*, and perhaps not even that, yet considerable sums expended, what can be expected, but disgrace and poverty? But the good economist contracts his desires to his present condition, and whatever may be his expectations, he lives within the compass of what he actually possesses ; he never wastes his fortune on fools, knaves, or flatterers, but cautiously, though liberally, watches over his property, preferring  
rather

rather to depend upon that, than on the precarious friendship of others, or the no less precarious smiles of fortune.

Besides, mankind were created for mutual dependance and assistance; without this, society would be disorganized; and every man of feeling, will wish to have it in his power to assist those who are in need: and that sober, benign economy, feebly inculcated in these pages, will pave the way for attaining this heartfelt gratification. It will enable us to supply the wants of others, and become good stewards of the bounties of Providence; and certainly nothing can exceed the pleasure arising from the exercise of benevolence. By carefully attending to the retrenchment of useless and frivolous expences, a fund is laid up, which will ultimately

ultimately raise a man, not only to ample independence, but even to liberality; for the small sum of a few pence, spared from the expenditure of each day, will, in a few years, amount to a considerable sum, the charitable debt of misery.

Yet none but those of truly servile minds, would unnecessarily become the recipients of the bounty of other men; unforeseen or unmerited disasters, however, will occur in life, and the revolutions of this world, are so singular and sudden, that many an independent and virtuous mind has been reduced to the painful necessity of asking relief from those, who, through economy, enjoy the god-like luxury of softening the hard lot of a brother. It is, however, grating to an undegenerate mind to be reduced to such a situation; yet those

those, who spurn at the maxims of economy, and disdain to be invariably guided by its rules, will in the end, have only to trust to the fastidious charity of their acquaintance.

He, therefore, that has the fewest wants, and has it in his power to satisfy them, is not merely the happiest, but the richest man. Though he is not a peer of the realm, he is a lord of the creation; he can fill his station with conscious, self-created dignity, and look down with pity or contempt on the ducal coronet, or glittering star of the tinselled sycophant; for solid happiness, which apish pride cannot imitate, nor gaudy pomp attain, has its seat only in mental ornaments, and generous principles. There is, however, a degree of chagrin excited, when we view the gay and fashionable manner  
in

in which some persons live, whose merits and talents we may, without vanity, presume to be inferior to our own; but this asperity will soon be moderated, when we consider “that  
“the race is not always to the swift,  
“nor the battle to the strong, that  
“time and chance happeneth to all; the sudden ebullitions of envy in a wise man, on such an occasion, will soon be over, and with calmness, he will exclaim, “I envy not the prosperity of  
“my neighbour, especially if it is  
“merely outside shew: give me my  
“cottage, with a mind free from anxiety and the approach of impertinent creditors, and I prefer it to all  
“the glitter of real, or pretended merit.”

The prodigality of fools, is, and ever has been, a just object of ridicule  
or

or of pity; how painful to a humane mind, to see men trifling like children, and like them, supine and thoughtless for the future! to see a rich heir arrived at the possession of his estates, racking his barren brain to find out ways and means to squander his money; or one, who possesses no estate, aping the manners of those who do! such beings are objects calculated to excite the sorrow or risibility of those, who behold them.

Habits of economy, are certainly best acquired in the country; the sphere of extravagance or temptation is not so extensive there, as in town; the country has also various advantages peculiar to itself, and more employment for mind and body, more cheerfulness and independence is to be found there, than in the most profuse palace  
of



of the metropolis. Here we witness more of buffoonery and artificial cheerfulness ; here the children of folly, are ever on the broad grin, and laughing even at their own shadows ; but the joy that beams in the villager's countenance, is that of genial nature, of conscious integrity and social beneficence.

By thus asserting the superiority of rural life, with respect to morality and economy, it is not intended to insinuate, that both may not be successfully practised in the capital, and other great towns: the man who has just ideas of happiness, and who would wish to place boundaries to the wild and impetuous sallies of ambition, lust, avarice and vanity, may be alike virtuous, and economic in town and country: But it must nevertheless be acknowledged, that



that the allurements to vice, extortion, dissipation and vain glory, are more powerful in the former, than in the latter situation.

It is necessary to add to this catalogue, an evil of great and extensive magnitude, which was almost exclusively reserved for the pride and luxury of modern times; I mean the *Union of town and country*.——This practice for noblemen and gentlemen of overgrown fortunes, is highly commendable, and deeply founded in nature, and in many cases, necessary even for the tradesmen; but surely every rule of decency is put at defiance, when those of very inconsiderable fortunes, when the petty shopkeeper and artisan, unnecessarily retire to court the cool breeze of the evening, and riot in the sweets and extravagance of a *country villa*!

*villa!* The luxury-fed catalogue of bankrupts, and the other failures in the commercial world, may in part, have had their origin, in premature pleasures of this nature. How preposterous for a man of small business, to increase his expences, by such a pompous exhibition of baseless prosperity! I own, indeed, that an occasional residence in the country, for the preservation, or recovery of health, is highly requisite and proper; but what necessity for the permanent disbursements of a country-house, and the innumerable expences of a double establishment?—Fashion, capricious Goddess! exercises a despotic sway over us, poor mortals, and prone enough we are to bow, to her fascinating sceptre. The labouring man, the artificer, the little shopkeeper, the petty tradesman, the wholesale dealer, the merchant, the farmer, the  
country.

country gentleman, and so on, to the first peer in the realm, each tread upon the heels of the other, and a general spirit of dissipation and rival extravagance, fatally enervates the nation.

Those who desire happiness and independence, those who wish to preserve their health and personal dignity, and consequently to attain a truly venerable old age, will find rural economy in particular, to be a never-failing guide; domestic happiness, mental, as well as bodily vigour, and profitable labour, will stamp their fleeting hours with joy, the riches of competence, will flow into their coffers, and independence crown them with its sterling blessings; besides, health, next to innocence, the choicest of heaven's gifts, will strew with flowers, their

gentle descent to the close of an honoured, instructive, and happy life.

*Such Oh man ! are the never-failing meeds of  
virtuous ECONOMY !*

To exemplify the foregoing observations, and to assist those, who may wish, but not know how to adopt, such salutary plans, the two annexed estimates, not taken indeed from the unparalleled high price of the late distressing times, but from a fair impartial medium, are humbly submitted to their attentive consideration.

What immediately follows is an estimate, whereby a gentleman, his wife, and three or four children, in the country, may with economy, and an income of £200 \* a year, keep three  
servants,

\* A man of good sense and good habits, may, with no more capital than two or three hundred  
pounds,

servants (two maids, and one man) and a lad, three horses, a curricule, or,  
in

pounds, raise himself by degrees, to a comfortable, as well as respectable independence, by judiciously cultivating a very few acres of land: of this possibility, I will give an instance or two.—He first buys manure, then hires men and horses, to fill, draw, and spread it on, let us suppose, an acre of land: this acre, though lay land, he will have dug two spits and a crumb (to use the language of the market gardeners) for little more than one shilling the pole, or eight pounds the acre. After the winter, or early spring, has mellowed and impregnated with fixed air, and oxygen this acre, he in due time sows it with lettuce-seed (if in the vicinity of London) either the white coss or the green Egyptian: he then hoes them out one foot apart every way; this will cost him but a trifle; the number of his lettuces is now 43,560, and, admitting that 560 of these fail, the remainder, at even sixpence per dozen, will produce him £83 11s. 6d. Let us suppose that after the lettuces are cleared off the ground, he sows the acre with turnips and radish seed, (the latter

in time, a chariot, as also in every other respect enjoy the rational gratifications

as a protection to the young turnips, and when no longer needful, to be hoed up). But the better way would be, to sow the turnip-seed in drills, formed with a line and hoe, and the radish in the intervals, between the rows. By feeding a few sheep on the turnips in winter and selling them fat in March, he not only adds to his former profits, but manures the soil for a very productive crop of carrots. The seed of this root, he is to sow in drills one foot apart, and when the roots have acquired some strength, to hoe them to the distance of ten inches in the row. The acre will produce him 52,273 carrots, each weighing about one pound and a half, on the lowest computation; and if the soil be light and good, we may double the given weight. Thus may he have to fatten hogs, or even oxen, 104,546 pounds of the soundest food, that could possibly be obtained for that profitable purpose. This acre would fatten four of the largest oxen, or if kept safely till late in the spring, they may be sold, wholesale or retail, on terms very advantageous to the grower; and

cations of life, keep up appearance, as respectable, as that of a gentleman living in London on four times that sum; this will appear by comparing the estimates for town and country expenditure. It is however premised that the country gentleman possesses knowledge, capital and inclination, to cultivate in the most profitable manner, from 40 to 50 acres, or more, if he likes it; but to succeed in his economical exertions, he must be at least thirty miles from London, and if sixty, from that centre of pride, vice and dissipation, the better; yet a yearly visit of ten days or a fortnight to it,

and, by cultivating his acre the third year with potatoes, according to directions, he will find in a subsequent part of this little volume, he may, with due care and economy, clear in the three years, from one acre £200, the just, and of course honourable meed of virtuous industry.

may be convenient and safe, if not necessary for a gentleman, his wife, and perhaps one of the children alternately, but still, under the guardian guidance of prudence and economy.

*COUNTRY*



## COUNTRY EXPENDITURE.

	£.	s.	d.
A house, and about forty-three acres of good lightish land - - - - -	100	0	0
Taxes and tythes - - - - -	35	0	0
Bread, flour, butter, milk, cream, and in some countries cheese, fruit, of superior excellence, freshness and flavour, <i>the produce of the farm</i> - - - -	00	0	0
Table beer, and ale* in pro-			
Carried on	135	0	0

\* I allow a quarter of malt to forty-six gallons of ale, and fifty-six gallons of table beer; and the more and oftener you brew in winter and spring, the more valuable the grains will be.

portion,

	£.	s.	d.
Brought on	135	0	0
portion, from nine quarters of malt had in exchange for about the same quantity of barley, but paying the excise -	2	0	0
Yeast for bread and brewing - - - - -	0	12	0
Pork, bacon, poultry, eggs, and sometimes game, the produce of the farm	00	0	0
* Tea, coffee, &c. &c. 5s. per week - - - - -	13	0	0
<hr/>			
Carried on	150	12	0
<hr/>			

\* All the groceries should be had from London, and if a few neighbouring families would join in this economical undertaking, they may, by means of a broker, when it becomes necessary, or in person, buy all the groceries, spices, and even

Sugar,

	£.	s.	d.
Brought on	150	12	0
Sugar, plumbs, &c. per week - - - - -	13	0	0
Wine and spirits per an- num - - - - -	60	0	0
Butchers meat ( <i>see page 61</i> )	00	0	0
Seven pounds of fish per week - - - - -	10	0	0
Salt, salt-petre, pepper, spices, oil, mustard, and vinegar, 4s. 6d. per week	11	14	0
Soap, soda, starch, and blue, 4s. per week - - -	10	0	0
Powder and pomatum 1s. per week - - - - : - - -	2	12	0
Repairs of furniture and earthen-ware, 3s. per week - - - - -	7	16	0
Carried on	265	14	0

some of the most expensive articles of their dress,  
at the first hand.

	£.	s.	d.
Brought on	265	14	0
Wages of a man servant to drive the carriage occa- sionally, and assist in the garden and farm - - - -	30	0	0
A foot boy, wages and cloaths - - - - -	9	9	0
Two women servants - - -	16	0	0
* Apothecary - - - - -	5	5	0
<hr/>			
Carried on	326	8	0
<hr/>			

\* By means of a few family medicines from apothecaries hall, and a due knowledge of those simples that clothe the meeds around us, which may be gathered from *Withering* and *Woodville*, the lady of the house may be enabled to dispense with any other medical aid, save in bad fevers, child-bed, small-pox, accidents, and a few more similar cases; but that temperance, pure air, and exercise, which the country affords, will ever prove the best guarrantees against the length and  
extra-

£. s. d.

Brought on 326 8 0

To pocket, and other personal expences of a gentleman and wife, the children's schooling, \* and an annual visit to

London - - - - - 150 0 0

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Carried on 476 8 0

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extravagance of the doctor's bill; and as to Law, the real economist will as soon set his own house a fire, as enter on the fatal, thorney path of litigation. Let caution prevent if possible, that dire necessity; for the law's *boasted equality to all*, consists chiefly, if not solely, in *its uniformly ruinous issue*.

\* The economic mother will teach her children to read, and if there is not a respectable day school in the neighbourhood, the father may teach them to write, and perhaps initiate the boys, if any, in history, geography, and latin grammar. The girls should not continue at boarding-school,  
(that

	£.	s.	d.
Brought on	476	8	0
Coals * per annum - - - -	25	0	0
Duty on the carriage - - -	9	1	0
Wear and tear - - - - -	5	0	0
Blacksmith - - - - -	10	0	0
	<hr/>		
	£.525	9	0
	<hr/>		

(that prolific seminary of corruption) beyond the age of eleven or twelve at farthest ; it may perhaps also be contrived, that one only should be there at a time.

\* In many parts of England coals may be had at half the price, I have estimated them at, and in some countries, as low as eight shillings per chaldron. Besides, where they are very high, wood perhaps may occasionally be had ; and the happy increase of canals adds greatly to the facility of water carriage.

*The*

*The 43 Acres of Land, I would thus  
divide and manage :*

	ACRES.
House, offices, garden and small orchard, - - - - -	2
Wheat, and occasionally after that, a few acres of winter tares, and turnips - - - - -	18
Barley, with turnips and winter tares after it - - - - -	3
Lucerne - - - - -	2
Carrots - - - - -	3
Potatoes - - - - -	3
Clover - - - - -	1
Meadow - - - - -	4
Pasture - - - - -	6
Cow cabbages - - - - -	1
	<hr/>
	43
	<hr/>

*WHEAT.*

*WHEAT.*

This crop should unquestionably be dibbled. In a rich soil, not over light, but extremely well tilled with plough and cultivator, it will produce oftentimes twelve hundred fold. If it be dibbled in rows, at the distance of nine inches from grain to grain in the row, and eighteen inches apart from row to row; and with good seed and good hoeing, it will be very productive. The number of grains that will seed an acre will amount to 38,719 grains, which do not quite constitute the 17th part of one bushel. But by adding one thousand to this series, we shall find the amount to exceed 61 bushels per acre. But allowing no more than 47 bushels per acre, we shall have from the 18 acres, 846 bushels; of this the family will consume



sume nearly 80 bushels, the seed for the ensuing year about one bushel and one gallon, which will leave for the market 765 bushels; and these, suppose at eight shillings per bushel, will sell for £.300 : 6s. : 8d.

\* For the purpose of occasionally trench-ploughing, that is for wheat, and sometimes for barley, for carrots and even for potatoes; you should have one or two ploughs formed for the purpose of burying the upper spit, and raising in its place a fresh stratum, by means of a second plough immediately following the preceding. The motive for adopting this method is, first, to dispense with the rotations of crops, which would be impossible in the series of cultivation here recommended, and secondly to give rest to the effete surface, and present a fresh soil to the ameliorating influence of the atmosphere.

*BARLEY.*

The three acres of barley will produce 14 or 15 quarters. Nine quarters go to supply the family with strong and small beer, and from five to eight quarters remaining, will procure by purchase or exchange, about eight quarters of oats. For this crop, first stir in November, or as soon as the frost in January or February will permit, or when the turnips or winter tares, that may have preceded, are fed off. Next with a cultivator,\* (Mr. Lester of Northampton, has incomparably the best) work it as deep as the

\* The soil should be extremely well pulverized for barley, carrots, and potatoes, with the cultivator.—This instrument will also be found invaluable in the drill cultivation of wheat, potatoes, barley, and cow cabbages.

staple

staple of the land will admit, or the prongs of the machine will go, until the soil is perfectly pulverized. Next sowing commences, and any grain that tillers out, which barley does, should be sown thin; I should prefer sowing it in drills, eighteen inches apart, it will then require scarce one bushel per acre; or if you dibble it according to the method recommended for wheat, it will hardly take more seed. \*

\* For the sake of always sowing a crop of turnips or tares after the barley crop, I would recommend the *Bath* ripe seed.

E 2      *LUCERNE.*

*LUCERNE.*

This seed, that (from Artois, Flanders, Piccardy, or Normandy, is the most proper for our climate) is to be sown in April, and the plants transplanted in autumn.—Take out the most healthy plants with a trowel, towards evening, and after you have cut the tops of the roots, then immerge them in water in tubs all night; early next morning take them out, and plant them in a deep, moistish, and well prepared soil, to any quantity that will suit the first time; they are to stand two feet apart every way, and in quincunx order. These plants should be very cautiously touched, or stirred with any other iron instrument except the scythe that mows the tops off; after the second season, it will, if well attended

tended to, yield every year four weighty crops, and that for about fifteen years. Let us admit that for the seed, digging the soil, delving out, trimming, planting, and subsequent care, it costs twelve pounds per acre; but if you plow, and then work it with the cultivator, the expence will be much less. This invaluable grass will afford the most nutritious food to three horses, and seven large cows: two score of weathers, and three oxen can be fattened on the after grass, turnips and carrots. \*

\* It may be a necessary caution to the reader, that lucerne is much too succulent a plant to be given at first, without somewhat more than one half straw to the horses; and the cow will always do very well, with half straw, and half lucerne, if the former be chaff-cut.

*CARROTS.*

*CARROTS.*

The three acres of carrots, properly cultivated, will produce 196,014 pounds of excellent food for the horse,\* ox, cow, sheep, and hog. This crop will enable the grower to fat three oxen, and supply the three horses, and three milch cows during the winter, together with considerable support for the remaining pigs.—Carrots require a light, sandy, rich soil; but it must not be manured immediately, except with

\* Some horses may at first object to them, but by being cut small, and mixed with corn and a little salt, they will soon eat, nay, even grow fond of them, and I am confident, (for here I speak from attentive experience,) they will be found no bad substitute for corn, and a valuable and wholesome food for horses, cows, and hogs.

greaves,

greaves, or any other animal manure, else they will be scabby. Let the seed be thinly sown on a calm evening, in drills, one foot apart; as soon as they have grown up, they should for the first time be hoed out in the rows to three or four inches distance, next to the distance of six inches, and on the third and last time, let them be hoed out, or rather this time pulled out to the distance of nine inches, as they will then be large enough for the family: after this, they want only to be hoed to keep the weeds down, and the earth moist, which frequent hoeing will do. Plowing, and if you pulverize it afterwards with the cultivator, seed, hoeing, and digging out with three pronged forks, or turning out with the plow, about five pounds per acre.

*POTA-*

*POTATOES*

The three acres of potatoes, if managed agreeable to the following directions, will produce about 1800 bushels of this the family may consume between fifty or sixty, thereby leaving for the piggery, &c. 1740 bushels. To cultivate this root to the greatest advantage, if you have not a cultivator, you should dig the land, which for this root, and indeed for all roots, should be very light, but at the same time very fertile: it should be dug at least two spits and a crumb; this will cost for light land, that has been broken up, nine-pence per pole square; of these poles there are in an acre 160. The digging will therefore cost six pound; but plowing it, and pulverizing with  
the



the cultivator will do as well, if not better. Seeding an acre, which should be done with the whole root, will cost from 37 to 40 bushels per acre; suppose three shillings a bushel, six pound per acre.

*CLOVER.*

*CLOVER.*

On the acre of clover, with the aid of the kitchen garden, dairy, and the necessary portion of beans or pease to harden the flesh, you will keep about forty-six pigs, great and small, during the summer and autumn, especially as they gradually decrease by sale and consumption. I would recommend, to prevent waste, the pigs to be penned, similar to sheep in turnips, and a small quantity of clover allowed them at a time.

*MEADOW.*

*MEADOW.*

The four acres of meadow, will give if duly manured, moss harrowed and rolled, eight loads of hay, which with the forementioned fodder and straw for the dry cows, will suffice through the winter.

For about six months, the pasture and lucerne will amply supply the horses, cows, and perhaps a little flock of weathers in autumn. \*

\* The occasional culture of winter tares, would enable the economist to hold out from year to year, a reserve of old hay; such a reserve would in a wet summer, greatly facilitate his hay-making, by mixing the old hay with the new, a process that improves both; as for the idea of making your hay undergo some degree of fomentation, it can serve no other purpose than to render it more palatable (but I think less wholesome) than better made hay, and that, with a moderate quantity of salt thrown over the hay in making the rick, will supply.

*MEAT.*

*MEAT EXPENDITURE.*

Twelve porkers, about eight stone, eight pound to the stone, to be killed annually, for the use of the family, one every month:

Also four hogs yearly for bacon.

About one dozen of roasting pigs, some for presents, or sale, and some for home consumption.

This quantity of pork will allow about thirty pounds per week, equal to three days consumption.

Turkeys, geese, ducks, fowls, and pidgeons, will be a good substitute for the fourth day's provision.

The

The whole of the above expence, it must be observed, is included in the produce of the farm. There only wants therefore butcher's meat, for the remaining three days, which I thus provide for.

Twelve more porkers, and four bacon hogs to be sent to market, or exchanged with a butcher for beef, mutton, lamb, and veal. This sale or exchange, will procure thirty pounds of meat per week, and I make no doubt a surplus, for a weekly dish of fish.

*HORSE*

*HORSE ESTIMATE.*

I never would advise horses to be turned out to grass; it is my intention to have them always kept in the stable: to be fed even in summer, on tares, saintfoin, or grass cut fresh every day, as I am decidedly of opinion, that both horses and cows, when out at grass, destroy as much provender, as they consume. Their dung and urine, if the stable be well floored or paved, are a considerable object, in rural economy; but, though I am an advocate for their being fed in a stable, yet I would by all means recommend turning them out in the day-time, in some dry field or paddock, as exercise and air will prevent the increase of humors, and much contribute to keep them in good health; they should particularly

ticularly have fresh feed in spring, to work or purge them: by this arrangement you will find your horses thrive equally as well, have a finer coat, and the consumption of fodder, considerably reduced. For I am clearly of opinion, this salutary mode of feeding, will maintain four horses, and with not more consumption, than would three, in the common method of turning to grass.

*COW ESTIMATE.*

We will suppose a cow to be dry two months in the year; there will require only ten months good feeding; as the two months she is dry, she may be fed upon straw, except the week previous to her calving, for then she cannot be kept too well, as she will calve the more safely.—Through the year one acre and a half would maintain her, the spring grass of the meadow ground, and new tares, or clover cut for her, before laid up for hay, will keep her all the month of April and May; so that we shall not have more than three months to feed her on hay, and she will in these three months, allowing for waste, consume about a  
load,



load,\* with plenty of cabbages, turnips, turnip-tops, and carrots.

For the winter feed of these three cows, it will therefore take about three load of hay, the produce of two, and the grass of four acres and a half, for their summer pasture. A cow,† with good keep, will give milk and cream for the family, and upon an average 100 pounds of butter, and where cheese is made, near the same quantity of that useful article: but I

\* As many gentlemen, and even some farmers, save in the vicinity of London, where all hay is bought by weight, may be unacquainted with the quantity of a truss, and of a load of hay; I thought it not impertinent to observe, that every truss of hay consists of fifty-six pounds, and thirty-six trusses constitute a load.

† These gentle and useful animals will not profit less by currying, than the horse.

F

allow

allow, they must be good young cows, and well done by.

We should always contrive to have one of them, a winter milk cow.

I have not noticed the produce of three calves annually, which will serve to meet some contingent expences here omitted.

### *EXTRA EXPENCES.*

	£.	s.	d.
Decrease in value of the			
horses and cows * - - -	8	0	0
Expences of fences - - - -	7	0	0
Ditto for tillage, with the			
assistance of family ser-			
vants - - - - -	30	0	0
Wear of husbandry gear - -	7	0	0
	<hr/>		
	52	0	0
	<hr/>		

\* Now if the cows are fattened, they will pay well.

*PROFITS of the FARM.*

	£.	s.	d.
From the wheat crop, exclusive of domestic consumption - - - - -	300	6	8
Profit of three oxen, bought in lean, sold in good case	30	0	0
Also from the piggery, besides the family consumption, and the sale or exchange for the purchase of butcher's meat - - - -	30	0	0
Profit from two score of weathers - - - - -	10	0	0
Also from the dairy - - - -	15	0	0
	<hr/>		
	385	6	8
Deduct the extra expences as in the last page - - -	52	0	0
Rent of the farm and taxes - - - - -	135	0	0
	<hr/>		
Neat profit	198	6	8

*GENERAL OBSERVATIONS.*

In the culture of these forty three acres, the horses will not be employed more than three days in the week, which leaves them much at liberty for the master's use, and a good deal of spare time for the servants, to be occasionally employed in the garden.

The crops should be judiciously varied every season.

I would by all means recommend the cultivation of carrots, especially if you have any deep, and with all, light sandy soil, as they are an invaluable feed for horses, and no bad substitute for corn.

The fluctuating price of the markets,

kets, will often make, a considerable alteration in the profits of a farm; but it will more frequently be found for, than against the interest of the farmer.

It would be adviseable to sow an additional spot in the garden with early potatoes, which may serve the family from the beginning of June, to the beginning of September, the whole root is by much the best seedling. The apples should not be permitted to grow on the stalks or haulm.

As further details would swell this little volume beyond all due limits, I beg leave to recommend the following books, to the gentlemen farmers attentive perusal.

Miller's Gardeners' Dictionary; a mass of invaluable information, both to the farmer and gardener.

The Rev. Mr. Marshall on Gardening.

## TOWN EXPENDITURE

*of a Family of the same rank and number, as the Country one.*

	£.	s.	d.
House rent - - - - -	80	0	0
Taxes - - - - -	40	0	0
Twelve quartern loaves* per week, at 10d. per loaf - -	26	0	0
	<hr/>		
Carried on	146	0	0
	<hr/>		

Abercrombie on Gardening.

Du Hamel's Husbandry.

Dalrymple on Wheat.

Marshall's Works

Farmer's Callender.

Peter's Winter Riches.

Peter's Rational Farmer.

Varloe's New System of Husbandry, 3 vol.

\* Bread is here taken at the medium, which I think will be about fifty shillings a sack for flour.

Fifty-six

£. s. d.

Brought on 146 0 0

Fifty-six pounds of meat,  
per week, at 8*d.* per  
pound - - - - - 96 2 6

Twelve pounds of butter,  
per week, at 1*s.* 2*d.* per  
pound - - - - - 36 8 0

Poultry at 16*s.* per week - 41 12 0

Milk, 4*d.* per day - - - - - 6 18 0

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Carried on 327 0 6

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All the publications from the Society of Arts,  
and at the Adelphi.

The New Abridgement of the Transactions of the  
Royal Society.

The Transactions of the Bath, Manchester and  
Dublin Societies.

Cato, Calumella, Varro, and Palladius on Rural  
Affairs in the original, or such of them as are  
translated into English. A Mr. Evans has  
lately translated Varro, and of Calumella, at  
least there is an old translation, I think by  
Hammond.

	£.	s.	d.
Brought on	327	0	6
Cream, 2d. per day - - - -	3	0	10
Porter and ale, per annum	10	0	0
Table beer, six quarts, per day, at 6d. per gallon -	13	13	9
Wine and spirits, per ann.	60	0	0
Vegetables, and fruit, at 12s. per week - - - - -	31	0	0
Salt, vinegar, oil, mustard, and all kind of spices, fish sauce, &c. at 8s. per week - - - - -	20	16	0
	<hr/>		
	465	11	1
	<hr/>		

The Repertory of Arts.

Anderson's works.

The published volumes of the Commercial and  
Agriculture Magazine.

Your plows, rollers, and machines for washing  
carrots and potatoes, you may have in the  
most approved forms, from the Rev. Mr. Cooke,  
Red Lion Square, London.

Salt,



	£.	s.	d.
Brought on	465	11	1
Tea and Coffee at 7s. per week - - - - -	18	4	0
Sugar, at 8s. per week - -	20	16	0
Candles, eight pounds per week, at 10d. per pound -	71	6	8
Fish at 8s. per week - - -	20	16	0
Coals, sixteen chaldron per ann. at 46s. per chal- dron - - - - -	36	16	0
<hr/>			
Carried on	633	9	9
<hr/>			

It may not be unnecessary to observe, that fifteen or twenty per cent. may be saved in many articles by purchasing at the first hand, and paying ready money, when it can be done with convenience; besides it will frequently prevent disputes, and articles being, charged the family they never had; avoid by all means, any account with butcher, baker, chandler, green grocer, or milk man.

ann.

	£.	s.	d.
Brought on	633	9	9
Soap, soda, starch, blue, and occasional help to wash, at 10s. per week	26	0	0
Black lead, brick dust, whiting, scouring paper, &c. at 2s. per week - -	5	4	0
Powder and pomatum, at 2s. 6d. per week - - - -	6	10	0
Repairs of furniture, ear- then ware, &c. 5s. per week - - - - -	13	0	0
Expences of master and mistress, including chil- dren's education, cloaths and pocket money - - -	300	0	0
Apothecary - - - - -	10	0	0
Carried on	994	3	9

	£.	s.	d.
Brought on	994	3	9
Coachman's wages and li-			
very - - - - -	34	0	0
Lad's wages and livery - -	10	0	0
Two women servants - - -	26	0	0
Duty on Carriage - - - - -	9	12	0
Hay for three horses, twelve			
loads per annum, at 4 <i>l.</i>			
per load - - - - -	48	0	0
Oats for ditto, thirty-five			
quarters, at 1 <i>l.</i> 1 <i>s.</i> per			
quarter - - - - -	36	15	0
Straw, ten loads, at 25 <i>s.</i>			
per load - - - - -	12	10	0
Wear and tear, double to			
the country estimate -	12	0	0
Oil and grease - - - - -	2	0	0
	<hr/>		
Carried on	1185	0	9
	<hr/>		

Black-

	£.	s.	d.
Brought on	1185	0	9
Blacksmith - - - - -	6	0	0
Farrier, and drugs - - -	2	0	0
<hr/>			
Town Expenditure - - -	1193	0	9
<hr/>			
Country ditto - - - - -	525	9	0
Deduct profits of the farm	198	6	8
<hr/>			
Neat country expenditure	326	2	2
<hr/>			
Difference - - - - -	866	18	7
<hr/>			

By comparing the two estimates together, we find eight hundred and sixty six pounds eighteen shillings and seven pence difference in the expenditure. In the town estimate, I suppose a degree of economy, which few people would submit to; or, instead  
of

of eleven hundred and ninety three pounds a year, the town expenditure would be much greater: the country therefore must decidedly have the preference. There are many comforts and advantages in the country, that the town cannot lay claim to; such as a good and pleasant garden, abundance of fruit, vegetables and game: poultry, butter and cream in much greater plenty and perfection; and I may add with propriety, in general, a much greater share of health and spirits.

If a gentleman wishes to enter into the spirit of farming and a country life, and to join the *utile* with the *dulce*, he may considerably lessen his expences, if he will add forty or fifty more acres of land; as he may, with the same number of servants and horses,

horses, save a little occasional assistance in harvest time, reap many additional advantages. He will then have the means to send a valuable part of his property to market; and a tolerable good farm will, upon an average, with skilful management, care and capital, clear from twenty to thirty shillings per acre.

It is absolutely impossible to produce estimates suitable to the circumstances of every family; but from the two I have exemplified, it will be easy for any person to regulate his own expenditure. I could not pretend to ascertain the exact expence of every article, as some may have partiality to indulge more in one, than in another; and what is saved in one, may be lavished upon another.

If Parliament would pass an act to prevent monopoly of farms, and limit the largest to 400 acres, it would greatly contribute to agriculture improvement, and much reduce the present exorbitant markets. By this necessary regulation, individuals would make the most of their ground, no corner would be lost, and every acre profitably cultivated. This growing monopoly, is almost as fatal to the farmer, as to the public, for supposing he can struggle through, and pay his rent, yet at the year's end, he finds himself no richer, and the public considerably poorer, because his land mismanaged, is not half so fertile, as if tilled to the height of perfection. 400 acres are equal to one man's management, and if judiciously cultivated, will be as productive as 600, in the hands of a sloven. It is not therefore  
bad

bad policy, to suffer individuals to hold from 1000 to 10,000 acres? Is not this monopoly fatal to the poor, by keeping a great part of the country, barren and neglected. For the more waste is enclosed and improved, the more stock and corn it will raise, and consequently a greater prospect of plenty. But the monopolising gentleman grazier, manages by stock, without the expence and trouble of tillage. Suppose he holds under stock 4000 acres, he need only keep four families, as shepherds and herdsmen, about five in a family, in all about twenty persons. But if these 4000 acres were under tillage, and converted into farms at 100 acres, it would then keep 40 families, of five in a family, in all 200 persons, therefore the difference is as 200 to 20.

Some



Some opulent farmers in Ireland, have rented 12,000 acres, and in the same vicinity, five more graziers, were computed to hold from 25, to 30,000 acres. These monopolizers lay farm to farm, turn the whole into grazing, neglect tillage, and the consequence, a fatal scarcity of corn, and the poor distressed for work, and bread. These engrossers manage, as before observed, with few hands, and the neighbouring poor, destitute of employment, are literally starved out of the country. It was in this vicinity, that the White Boys were so daringly outrageous, and from this fatal monopoly, originate in a great measure the dissensions, that at present convulse our sister kingdom, and which have been increasing for years.

To remedy these growing evils, let a *general inclosure* take place. It would be a public benefit, and by limiting the farms to 400 acres, infallibly reduce the price of provisions. Much of the waste land, in its present state, is insufficient to feed a rabbit of five pounds, but if enclosed and cultivated, will keep an ox of four hundred. Besides, a general enclosure would provide bread for thousands, and if a portion of the crown lands, in their present state unproductive, were allotted for the support of our brave, and, I am sorry to say it, neglected sailors, it would prevent the disgraceful impress service, an indelible stigma on our excellent constitution. Suppose an acre of land, and a small cot, built at a trifling expence, was allotted, as an asylum in time of peace for 20  
or

or 30,000 able, steady, and deserving seamen. We are all, from the palace to the cottage, much indebted to the gallant tar. If parliament would improve upon this hint, and realise a provision, for a life dedicated to their king and country, it would be a god-like act, and the sacred records from the hand of time, would justly immortalise the second Imperial Parliament of our united isles.

A family is a small kingdom, ought it not to be the first care of the master to provide bread for his family? Should he neglect, can he expect his servants faithful, or industrious? Is not our sovereign and the legislature, the father of the people? Are they not empowered to enact laws, most conducive to the public weal? Ought not every

every consideration give place to those, that tend to satisfy the first law of nature? Of what avail are the acts to prevent forestalling? Do they pacify the craving appetite for bread, or make the quartern loaf, half a size cheaper? Do they add one peck of wheat to the mill, or encrease one ear of corn? No: the most prudent step, therefore, would be to lay a foundation for plenty, and then, there is little doubt, but bountiful Nature will act her part. As to the great advance in the necessaries of life, it is, I fear, a natural cause, and originates partly from plenty of money, the increase of inhabitants, vicious monopolies, and the advancement of rents. The farmer, who twenty years ago, paid no more than ten, or at most fifteen shillings an acre for his land, now gives from twenty, to thirty. It cannot

cannot therefore be supposed, that he can afford his produce at the old price. But, if a general inclosure was to take place, and also an act to prevent monopoly of farms, we should soon find a wonderful, and agreeable change in the markets.

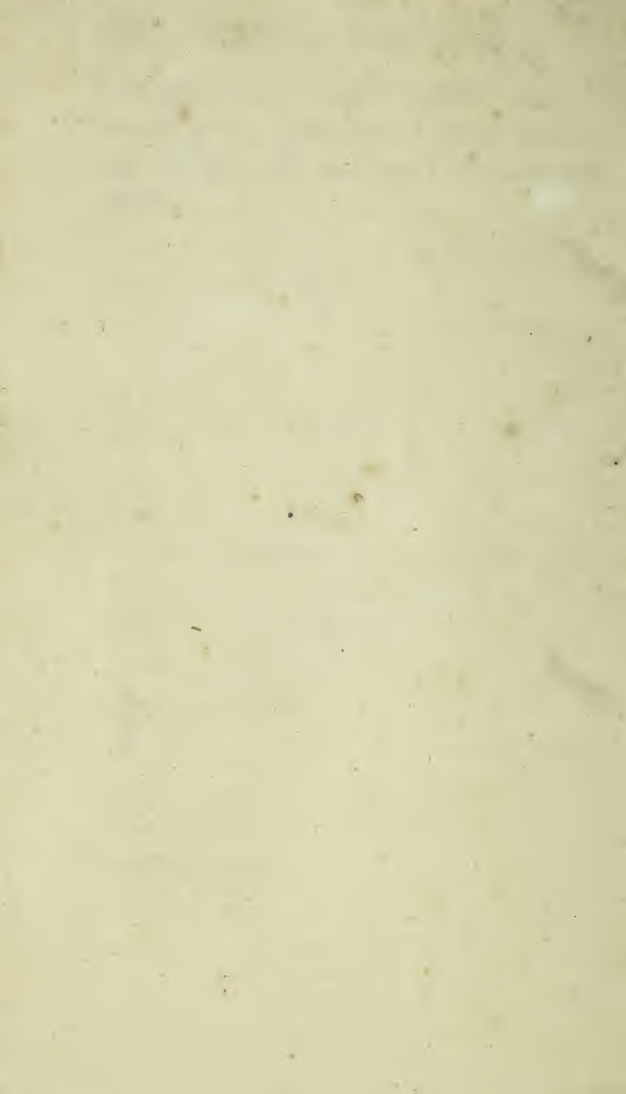
May the above well-meant hints, and observations, have the effect ardently wished for by the author! May they in some degree tend to put folly, extravagance, and contempt for prudence, as well as principle, out of countenance and fashion! May they contribute to direct the public attention, to those numerous and gigantic evils, produced by commerce and manufacture, when forced beyond their natural and moral limits! and may they, in these days of purse-proud extra-

vagance and insolence, point out to the virtuous, and independent mind, due means of realizing its modest wishes.

FINIS.

*J. Nichols, Printer,  
Earl's Court, Soho.*













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